

## \$225,000 - 3621 30 Avenue, Edmonton

MLS® #E4458743

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,187 sqft  
Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 2-bathroom townhouse offering over 1600 sq ft of living space in a family-friendly complex. Fresh paint & brand new flooring (2025), give the home a bright and modern feel. The upgraded kitchen is a standout, featuring newly painted cabinets, new hardware, new countertops, sink, faucet, and backsplash! Other updates include a furnace (2015) and new hot water tank (Nov. 2024), providing peace of mind for years to come. The unfinished basement is ready for your personal touch and offers excellent storage or future living space. This well-managed complex has also seen major improvements, including windows and doors (2013), new patios (2018), and new gas fireplaces (2023). Amazing location—right across from two schools & a playground, with shared green space for kids and pets to enjoy, a private fenced patio, and direct access to walking paths. Two powered parking stalls are conveniently located right out front. This home truly has it all!

Built in 1982

### Essential Information

MLS® # E4458743

Price \$225,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,187             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3621 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5H5        |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking-Visitor |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Mantel                                                           |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Bisset School |
|------------|---------------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 29              |
| Condo Fee      | \$386                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 3:17am MDT